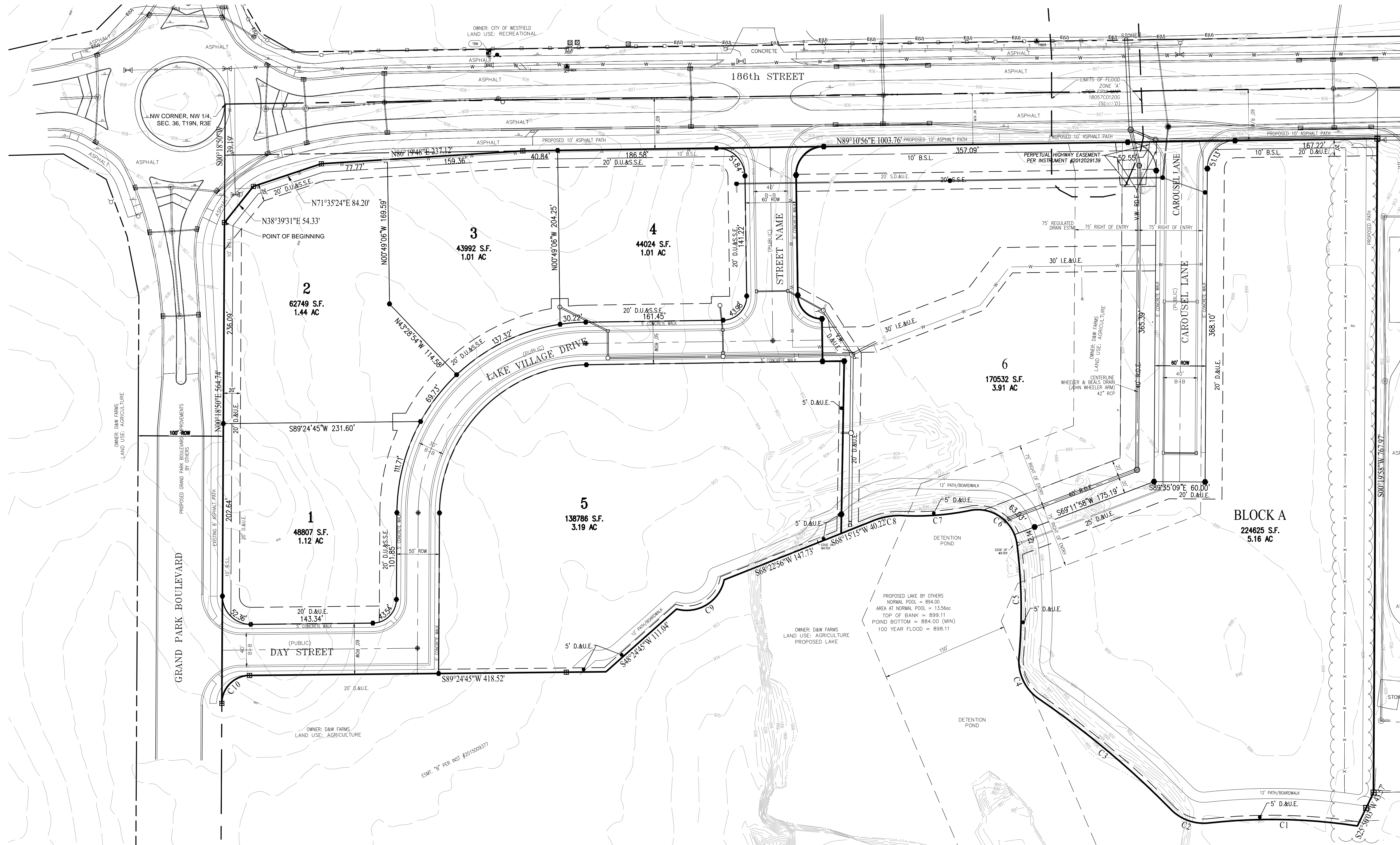


GRAND PARK VILLAGE - LAKE VILLAGE PRIMARY PLAT



LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH,
RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY,
INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON THE WEST LINE THEREOF SOUTH 00 DEGREES 18 MINUTES 50 SECONDS WEST (BASIS OF BEARINGS IS GRID BASED ON THE STATE PLANE COORDINATE SYSTEM (NAD83(2011)) - INDIANA EAST ZONE 1301) 139.19 FEET TO THE PERIMETER OF THE LAND DESCRIBED IN INSTRUMENT NUMBER 2015009376 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, THENCE ON SAID PERIMETER THE FOLLOWING THREE (3) CALLS: (1) NORTH 38 DEGREES 39 MINUTES 31 SECONDS EAST 54.33 FEET; (2) NORTH 71 DEGREES 35 MINUTES 24 SECONDS EAST 84.20 FEET; (3) NORTH 86 DEGREES 19 MINUTES 48 SECONDS EAST 237.12 FEET TO THE SOUTH LINE OF THE LAND DESCRIBED IN INSTRUMENT NUMBER 2012029138 IN SAID RECORDER'S OFFICE; THENCE ON SAID SOUTH LINE NORTH 89 DEGREES 40 MINUTES 56 SECONDS EAST 1003.76 FEET TO THE WEST LINE OF THE LAND DESCRIBED IN INSTRUMENT NUMBER 2013007329 IN SAID RECORDER'S OFFICE; THENCE ON SAID WEST LINE SOUTH 00 DEGREES 19 MINUTES 58 SECONDS WEST 787.97 FEET TO THE SOUTHWEST CORNER OF SAID LAND; THENCE SOUTH 26 DEGREES 50 MINUTES 03 SECONDS WEST 43.57 FEET TO THE POINT OF BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1043.93 FEET; THENCE ON SAID CURVE 173.35 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 88 DEGREES 47 MINUTES 42 SECONDS WEST 172.86 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 54.06 FEET; THENCE ON SAID CURVE 53.22 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 69 DEGREES 52 MINUTES 50 SECONDS WEST 51.09 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1043.93 FEET; THENCE ON SAID CURVE 201.32 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 50 DEGREES 10 MINUTES 12 SECONDS WEST 201.01 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 53.74 FEET; THENCE ON SAID CURVE 58.15 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 23 DEGREES 25 MINUTES 40 SECONDS WEST 55.35 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 608.76 FEET; THENCE ON SAID CURVE 129.95 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 01 DEGREE 07 MINUTES 05 SECONDS WEST 129.70 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 46.87 FEET; THENCE ON SAID CURVE 75.17 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 53 DEGREES 06 MINUTES 08 SECONDS WEST 67.30 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 317.80 FEET; THENCE ON SAID CURVE 81.05 FEET BEING SUBTENDED BY A CHORD BEARING SOUTH 85 DEGREES 27 MINUTES 19 SECONDS WEST 80.83 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 86.80 FEET; THENCE ON SAID CURVE 35.75 FEET BEING SUBTENDED BY A CHORD BEARING SOUTH 80 DEGREES 35 MINUTES 10 SECONDS WEST 35.75 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 54.06 FEET; THENCE ON SAID CURVE 40.22 FEET BEING SUBTENDED BY A CHORD BEARING SOUTH 88 DEGREES 22 MINUTES 56 SECONDS WEST 147.73 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET; THENCE ON SAID CURVE 73.35 FEET BEING SUBTENDED BY A CHORD BEARING SOUTH 58 DEGREES 23 MINUTES 31 SECONDS WEST 65.50 FEET; THENCE SOUTH 48 DEGREES 24 MINUTES 45 SECONDS WEST 111.04 FEET; THENCE SOUTH 89 DEGREES 24 MINUTES 45 SECONDS WEST 418.52 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 33.00 FEET; THENCE ON SAID CURVE 51.32 FEET TO THE POINT OF TANGENCY OF SAID CURVE BEING ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE ON SAID WEST LINE NORTH 00 DEGREES 18 MINUTES 50 SECONDS EAST 564.74 FEET TO THE POINT OF BEGINNING CONTAINING 18.89 ACRES, MORE OR LESS.

THIS PLAT PREPARED UNDER THE DIRECT
SUPERVISION OF THE UNDERSIGNED.
DATED: _____

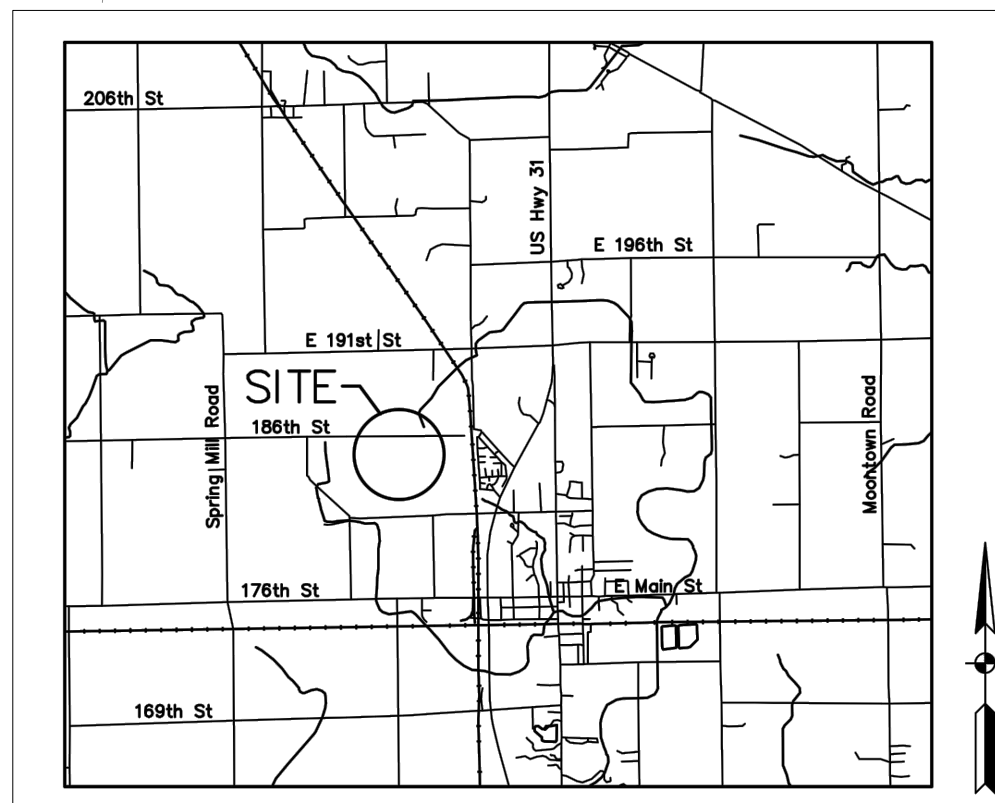
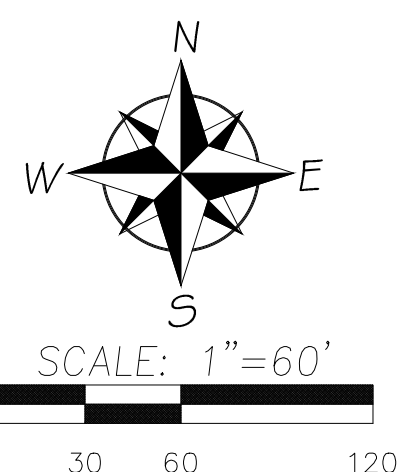
JOSHUA DAVID WERNER, P.S.

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANC
C1	173.35'	664.96'	14°56'11"	N88°47'42"W	172.86'
C2	53.22'	54.06'	56°24'01"	N69°52'50"W	51.09'
C3	201.32'	1043.93'	11°02'59"	N50°10°12"W	201.01'
C4	58.15'	53.74'	61°59'36"	N23°25'40"W	55.35'
C5	129.95'	608.76'	12°13'51"	N01°07'05"W	129.70'
C6	75.17'	46.67'	92°17'33"	N53°06'08"W	67.30'
C7	81.05'	317.80'	14°36'46"	S85°27'19"W	80.83'
C8	35.75'	86.80'	23°35'54"	S80°11'17"W	35.50'
C9	73.35'	45.00'	93°23'52"	S56°23'31"W	65.50'
C10	51.32'	33.00'	89°05'55"	S44°51'47"W	46.30'

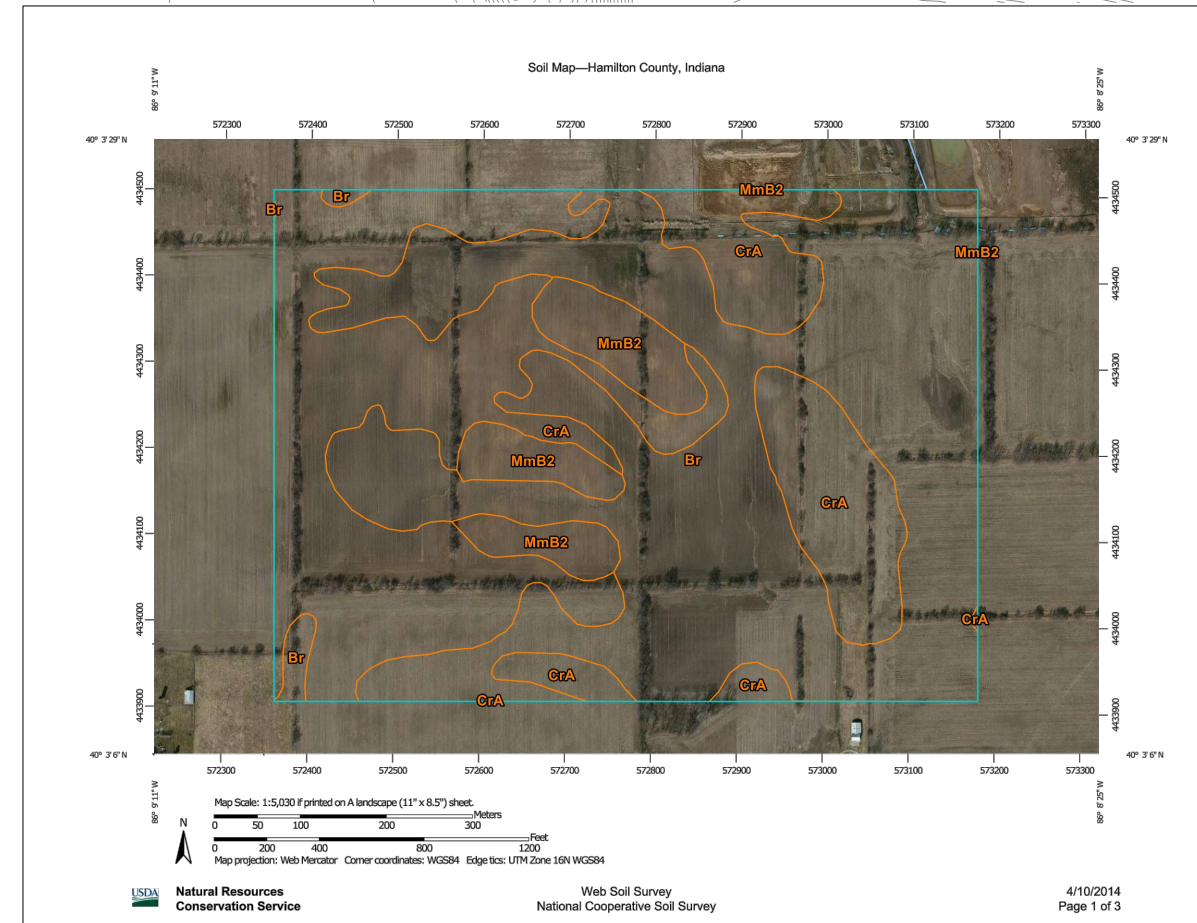
LEGEND

D.U.&E.	DRAINAGE & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
V.W.	VARIABLE WIDTH
B.S.L.	BUILDING SETBACK LINE
ROW	RIGHT-OF-WAY
■	4"X4"X30" CONCRETE MONUMENT
●	5/8" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WEIHE ENGR. 0012" TO BE SET 5/8" DIAMETER REBAR WITH ALUMINUM CAP STAMPED "WEIHE ENGR. 0012" TO BE SET
⊕	STREET ADDRESS

TBM:
CUT 'X' ON NORTHWEST BOLT OF THE FIRE HYDRANT
LOCATED 360 FEET EAST AND 60 FEET NORTH OF THE
INTERSECTION 186TH STREET AND GRAND PARK BLVD.
ELEVATION = 909.55 (NAVD 88)



LOCATION MAP



Map Unit Legend

Hamilton County, Indiana (N057)				
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI	
Br	Brookston silt clay loam	62.7	52.0	
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	49.3	40.9	
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	8.7	7.2	
Totals for Area of Interest		120.7	100.0	

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